



THE CITY OF SAN DIEGO  
MAYOR JERRY SANDERS

M E M O R A N D U M

DATE: March 17, 2008

TO: Councilmember Donna Frye

FROM: James F. Barwick, Director, Real Estate Assets Department

SUBJECT: Availability of City Land for Oversized Vehicle Storage During Pilot Program Implementation

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As a result the introduction of the Oversized Vehicle Storage Ordinance, Real Estate Assets was requested to locate parcels of City owned land that may be suitable for the storage of vehicles displaced by the ordinance.

The City has two parcels owned by the Water Department located near the pilot area that could be used on an interim basis for parking the oversized vehicles affected by the Ordinance. The first parcel is a 3.87 acre site located on the south side of Camino Del Rio North just east of Interstate 805 next to Dave and Buster's. The second is a 4.7 acre site at the end of Copley Drive which is located at the southeast quadrant of the intersection of Interstate 805 and Highway 52. Both sites have been graded and, in the past, have been leased to the private sector for vehicle storage. If the City were to utilize these properties for the storage requirement, it would need to pay ground rent to the Water Department since Water is an Enterprise Fund. The combined fair market rent for both parcels is approximately \$450,000 per year.

In addition to rent, the City would incur maintenance costs for these properties. Another issue would be the significant liabilities associated with vehicle storage. Also, providing free storage for these vehicles may be unfair to private sector storage operators as well as their customers who are currently paying for their off-street storage space. For these reasons, READ does not recommend the use of these properties for the storage of vehicles displaced by the ordinance.

There is a site within the boundary of the pilot area, not owned by the City that might be a suitable alternative. The Airport Authority has an approximately 90 acre parcel located on the south side of Pacific Coast Highway with access from Washington Street and Sassafras Street. The property is graded and covered with a six inch aggregate base.

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Portions of the property are currently used for airport parking, rental car storage and short term storage of trucks servicing Convention Center activities. There should be ample room to accommodate additional vehicle storage. It is unknown whether the Airport Authority would be willing to make a portion of this site available for oversized vehicle storage requirement. If directed, READ will make inquiries as to the availability of the site and the terms and conditions the Airport Authority would require for its use.



James F. Barwick, CCIM  
Director, Real Estate Assets

cc: Jay Goldstone, Chief Operating Officer  
William Anderson, FAICP, Deputy Chief, City Planning & Development  
Patti Boekamp, Director, Engineering & Capital Projects  
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